



# WASHOE COUNTY PLANNING COMMISSION **DRAFT** Meeting Minutes

## Planning Commission Members

Sarah Chvilicek, Vice Chair

Francine Donshick, Chair

R. Michael Flick

Daniel Lazzareschi

Kate S. Nelson

Rob Pierce

Patricia Phillips

## Secretary

Trevor Lloyd

Tuesday, May 2, 2023

6:00 p.m.

Washoe County Administrative Complex  
Commission Chambers  
1001 E 9<sup>th</sup> Street, Building A  
Reno, Nevada 89512

and available via  
**Zoom Webinar**

The Washoe County Planning Commission met in a scheduled session on Tuesday, May 2, 2023, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada and via Zoom teleconference.

The meeting will be televised live and replayed on the Washoe Channel at: <https://www.washoecounty.us/mgrsoff/Communications/wctv-live.php> also on YouTube at: <https://www.youtube.com/user/WashoeCountyTV>

## 1. \*Determination of Quorum

Chair Donshick called the meeting to order at 6:00 p.m. The following Commissioners and staff were present:

Commissioners present: Sarah Chvilicek, Vice Chair  
Francine Donshick, Chair  
R. Michael Flick  
Daniel Lazzareschi  
Kate S. Nelson (via Zoom)  
Rob Pierce

Commissioners absent: Pat Phillips

Staff present: Trevor Lloyd, Secretary, Planning and Building  
Roger Pelham, MPA, Senior Planner, Planning and Building  
Julee Olander, Planner, Planning and Building  
Jennifer Gustafson, Deputy District Attorney, District Attorney's Office  
Adriana Albarran, Office Support Specialist, Planning and Building  
Brandon Roman, Recording Secretary, Planning and Building

## 2. Pledge of Allegiance

Commissioner Lazzareschi led the pledge to the flag.

### 3. Ethics Law Announcement

Deputy District Attorney Gustafson provided the ethics procedure for disclosures.

### 4. Appeal Procedure

Secretary Lloyd recited the appeal procedure for items heard before the Planning Commission.

### 5. General Public Comment and Discussion Thereof

Chair Donshick opened the Public Comment period.

Public Comment:

None

### 6. Approval of May 2, 2023, Agenda

Commissioner Pierce moved to approve the agenda for the May 2, 2023, meeting as written. Commissioner Lazzareschi seconded the motion, which passed unanimously with a vote of six for, none against.

### 7. Approval of April 4, 2023, Draft Minutes

Commissioner Lazzareschi moved to approve the minutes for the April 4, 2023, Planning Commission meeting as written. Commissioner Pierce seconded the motion, which passed unanimously with a vote of six for, none against.

### 8. Consent Item

**A. Tentative Subdivision Map Case Number TM0007-002 (Montreux 2000) [For possible action]** - Extension of Time Request for Tentative Subdivision Map Case Number TM0007-002. For hearing, discussion and possible action to approve an extension of time for expiration of the approval of the subdivision, for two years, from July 24, 2023, until July 24, 2025. The subdivision was originally approved by the Planning Commission on September 21, 2000, for 357 single-family lots. The planning commission may grant an extension of not more than 2 years for the presentation of any final map after the 2-year period for presenting a successive final map has expired, in accordance with NRS 278.360.

- Applicant: Montreux Development Group, LLC.
- Property Owner: Montreux Development Group, LLC.
- Location: Bourdeaux Drive, approximately 1/4 mile south of its intersection with Mount Rose Highway
- APNs: 148-010-60, 148-351-08
- Parcel Size: ± 37 acres
- Master Plan: Suburban Residential (SR) and Rural (R)
- Regulatory Zone: Low Density Suburban (LDS) and General Rural (GR)
- Area Plan: Forest Area
- Development Code: Authorized in Article 608 Tentative Subdivision Maps
- Commission District: 2 – Commissioner Clark

Public Comment:

None

**MOTION: Commissioner Chvilicek moved to approve the consent item, Tentative Subdivision Map Case Number TM0007-002 (Montreux 2000).**

**Commissioner Pierce seconded the motion, which passed unanimously with a vote of six for, none against.**

## **9. Public Hearings**

**A. Amendment of Conditions Case Number WAC23-0003 (Rock Springs Solar0 for SUP21-0001 [For possible action] – For hearing, discussion, and possible action to approve an amendment of conditions for Special Use Permit Case Number WSUP21-0001 (Rock Springs Solar), to increase the battery storage from 84 megawatts to 120 megawatts.**

- Applicant: CED Rock Springs Solar LLC
- Property Owner: Kuehnert Living Trust
- Location: Between Calvado Way & Rainbow Way
- APN: 074-040-25
- Parcel Size: 374.43 acres
- Master Plan: Rural (R)
- Regulatory Zone: General Rural (GR)
- Area Plan: High Desert
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 5 – Commissioner Herman
- Applicant: CED Rock Springs Solar LLC
- Staff: Julee Olander, Planner  
Washoe County Community Services Department  
Planning and Building
- Phone: 775.328.3628
- E-mail: jolander@washoecounty.gov

Planner Julee Olander provided a presentation. The Applicant Representative, Alexandra Thompson, was available via zoom to answer questions.

### Public Comment:

None

### Discussion by Commission:

Commissioner Flick asked about the ramifications of increasing the volume they could store in the batteries.

Planner Olander replied she was unaware of any but maybe the applicant could provide some information and that NV Energy requested the increase in storage.

Representative Thompson said it was just an upsize of the technology within the housing that was already contemplated under the approved permit. There was no additional footprint. It didn't change any of the cut and fill or grading. It didn't change any of the physical environmental impacts. It was just adding more modular battery energy storage pieces into the housing.

Commissioner Flick asked if it was just adding storage capacity.

Representative Thompson confirmed that was correct.

Commissioner Lazzareschi stated some residents had expressed concern about the amount of truck traffic on the roads. He asked for an estimate of how many additional truckloads there would be with the upsizing.

Representative Thompson said it was a relatively minor change regarding what would be brought to the site and was a relatively small component of the project. It was the housing that was being brought in which was shipping container size. She didn't want to provide an estimate but felt it would be a single percentage change and be very minimal.

**MOTION: Commissioner Flick moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve the Amendment of Conditions Case Number WAC23-003 for CED Rock Springs Solar with the amended conditions included as Exhibit A to the matter, having made all five findings in accordance with the Washoe County Code Section 110.810.30.**

**Commissioner Pierce seconded the motion, which passed unanimously with a vote of six for, none against.**

#### **10. Chair and Commission Items**

A. Future agenda items

None

B. Requests for information from staff

None

#### **11. Director's and Legal Counsel's Items**

A. Report on previous Planning Commission items – Mr. Lloyd reported that on April 11th, the Board of County Commissioners adopted the Master Plan and Regulatory Zone Amendment that was for 395 North, in Cold Springs.

B. Legal information and updates

None

#### **12. \*General Public Comment and Discussion Thereof**

None

#### **13. Adjournment**

With no further business scheduled before the Planning Commission, the meeting adjourned at 6:16 p.m.

Respectfully submitted by Misty Moga, Independent Contractor.

Approved by Commission in session on May 2, 2023

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Trevor Lloyd  
Secretary to the Planning Commission